

LANDMARKS COMMISSION

April 28, 2022

LAN20220428-1

UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, April 28, 2022 at Cedarburg City Hall, W63N645 Washington Avenue, lower level, Room 1.

The meeting was called to order by Chairperson Judy Jepson at 7:00 p.m.

Roll Call: Present – Chairperson Judy Jepson, Tomi Fay Forbes, Chris Smith, Elizabeth Krimmel

Excused – Tom Kubala, James Pape

Also Present – City Planner Jon Censky

STATEMENT OF PUBLIC NOTICE

Chairperson Jepson acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

Motion made by Commissioner Smith, seconded by Chairperson Jepson, to approve the minutes of the March 24, 2022 meeting. Motion carried without a negative vote with Commissioners Kubala and Pape excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

REGULAR BUSINESS

Consider Approval of New Color Scheme and Replacement of the Mansard Roof on their Non-Contributing Building Located at W61N508-10 Washington Avenue; and Action Thereon

Petitioners Mike and Cindi Purnell represented Cedarburg Mercantile. The Petitioners wish to resurface the roof section that extends across the façade of the building between the first and second floors. Here called a mansard, Commissioner Forbes maintains this is more properly called a pent roof. Commissioner Kubala, in a previous conversation, suggested a shake stained like copper, or a copper roof, and mentioned the option of standing seam copper. After considering cedar shakes, the Petitioners have elected to pursue a copper standing seam roof and have located a business in Delafield who will install it.

Action:

Commissioner Krimmel made a motion to approve the installation of a standing seam copper roof. Commissioner Smith seconded the motion. Motion carried without a negative vote with Commissioners Kubala and Pape excused.

Consider Approval for Installation of a Temporary Fence Associated with the Request for an Outdoor Alcohol Beverage License for the Stagecoach Inn Building Located at W61N520 Washington Avenue; and Action Thereon

Item withdrawn by Petitioner.

Consider Approval for ADA Access Ramp, New Color Scheme, Fencing, Temporary Portable Bar/Food Service and Portable Toilets Associated with their Request for an Outdoor Alcohol Beverage License for the Building Located at W63N664 Washington Avenue, Including New Sign Plan Approval; and Action Thereon

Petitioners Stephanie Hayes, Mary Creten and Architect Peter Damsgaard represented the Art of Joy.

Sign Plan

The proposed sign has a deep teal background and light writing. The existing brackets and lighting will be used. The previous sign was swinging, which is not Code compliant, per Building Inspector Mike Baier. The new sign must be fixed.

Fencing/Barricade

The existing fencing will be repaired. The proposed planters have been approved at other sites in the Historic District and will serve as a barrier between the sidewalk and the seating area for the outdoor alcohol service. The planters will be left in place or stored during the winter.

Color Scheme

In June 2003, the trim was painted a dark green. The Petitioners are asking to repaint the trim in a color comparable to Sherwin Williams' historic paint color SW 829.

ADA Access Ramp

The proposed ramp will be made of concrete with a rise of 6 to 8-inches, and will have a metal handrail painted in a dark color. Commissioner Smith praised the petitioners for making the building ADA accessible.

Action:

Commissioner Smith made a motion to approve the sign with hangers that are immobilized so it does not swing, the fencing repair and planters as proposed, the proposed paint color, and the proposed ADA access ramp. Commissioner Krimmel seconded the motion. Motion carried without a negative vote with Commissioners Kubala and Pape excused.

The occupancy permit for Art of Joy is bogged down at the State due to a permit backlog. The Petitioners are hoping they can obtain occupancy for outdoor activities by June 1, 2022, and occupancy for the interior of their building in mid-August. Meanwhile, they would like to open their business for the summer.

Temporary Portable Bar/Food Service

The Petitioners have purchased an old camping trailer they will have converted into an outdoor stand to sell merchandise, but can be securely locked at night. There will be no cooking inside the trailer. It will be located on the driveway which is a joint easement with the next property to the north. It is compliant with Code to park a trailer in the City from approximately May through October. Initially, the Petitioners are asking for approval for the trailer until they have an occupancy permit and can open their building. However, they did inquire about the possibility of keeping it in that location long-term, which would be a separate issue to be reviewed by both the Landmarks and Plan Commissions.

The Petitioners would also like to install "wedding venue style" portable toilets on site until they have their occupancy permit.

Action:

Commissioner Krimmel made a motion to approve the temporary use of the service trailer and portable toilets in support of the Outdoor Alcohol Beverage License, subject to removal of both within a reasonable time frame upon receipt of the occupancy permit. Commissioner Smith seconded the motion. Motion carried without a negative vote with Commissioners Kubala and Pape excused.

Consider Approval of the Replacement of Wood Overhead Doors with Metal Overhead Doors for Fire Department Station No. 3 Building Located at W61N619-21 Mequon Avenue; and Action Thereon

Fire Chief Jeffrey Vahsholtz stated that the present doors are starting to rot and have no insulation. The Fire Department is working on a plan to upgrade the garage to more of a museum with display cabinets. The present doors permit viewers to look inside to see the old equipment. The intention is that the new doors will also have glass for exterior viewing and natural light. Chief Vahsholtz stated that Cedarburg Overhead Door gave him a quote of \$60,000 to \$80,000 to have wood doors built to replace the present doors. The north end of the fire station is considered a pivotal building. Planner Censky stated that if the doors are replaced with metal doors, it is possible that those who evaluate the Historic District from time to time could downgrade the building from pivotal to contributing if the doors were replaced. Commissioner Smith stated that the replacement of the doors with a metal door is logical, but it is not something the Landmarks Commission is permitted to agree to. He stated the City would be responsible for the cost of replacing the doors with wood doors. Planner Censky stated that Chief Vahsholtz can appeal to the Plan Commission, but that the charge incumbent on the Landmarks Commission is to preserve the downtown. The Fire Department made the same request in 1988, but was denied.

Action:

Commissioner Smith made a motion to deny the replacement of the wood overhead doors with metal doors on Fire Department Station No. 3, based on the pivotal status of the building. Commissioner Forbes seconded the motion. Motion carried without a negative vote with Commissioners Kubala and Pape excused.

ADJOURNMENT

A motion was made by Commissioner Smith, seconded by Commissioner Krimmel, to adjourn the meeting at 8:10 p.m. Motion carried without a negative vote with Commissioners Kubala and Pape excused.

Tomi Fay Forbes
Secretary

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